

PLANNING AND ZONING COMMISSION  
Monday July 9, 2007 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Christensen, Mr. Graber, Mr. McCoy, Ms. Solomon and Mr. Vasko. Mr. McCoy made a motion to excuse Mr. Harper and Mr. Wynkoop. Mr. Graber seconded the motion. The motion passed unanimously.

Approval of Minutes

Mr. Graber made a motion to approve the minutes of the June 11, 2007 regular meeting. Ms. Solomon seconded the motion. Voting yes were Mr. Christensen, Mr. Graber, Ms. Solomon and Mr. Vasko. Mr. McCoy abstained. The motion passed 4-0-1.

Public Comment

There were no public comments.

Pending Applications

Application #PA-07-03 The property owner and applicant, Joe and Kelly Abbot of 59 West Columbus Street, are requesting to remove existing 1 ½ story addition due to un-repairable damage and deterioration and replace it with a 2-story structure. Andrew Dutton, Zoning Officer, gave the staff report. Joe Abbot was present to answer questions from the Commission.

Mr. Vasko asked how far the side setbacks will be. Mr. Abbot said that it was seven feet. Allan Neimayer, Planning and Zoning Administrator, stated that as long as it is in line with the other properties in the area, he would approve an administrative variance. It does not appear to be closer than what already exists.

Mr. Vasko inquired that since they were removing the garage, will the applicant then be asking for a request for a garage at the rear of the property. Mr. Abbot stated that yes they would be in the next couple years. Mr. Abbot stated that the contractors have recommended removing the structure. They cannot save the bricks on the addition. The addition is in bad shape the structure itself is bowing out. The ceiling joists have been cut out and moved when a bathroom was installed. The roof is also leaking.

Mr. Vasko asked about the siding material. Mr. Abbot stated that he would be using a hardy plank siding. Windows will match the existing windows exactly. Mr. Abbot also stated that he may not continue the standing seam roof. He may go with a dimensional shingle over the entire structure. Mr. McCoy asked how much more is the cost for the standing seam. Mr. Abbott stated that it is \$25,000 to \$30,000 to replace all standing seam and new seam roof. The

dimensional shingles will be much cheaper. Mr. Vasko would like some feedback about the roof from the Landmarks Commission before they approve that portion of the application.

Mr. McCoy made a motion to approve Application #PA-07-03 as presented except for the roofing material which will be decided at the August Planning and Zoning meeting after the Landmarks Commission has reviewed the materials and given their recommendations. We also request that the exterior material, specifically siding, be wood or hardy plank type material – no aluminum or vinyl siding. Ms. Solomon seconded the motion. The motion passed unanimously.

### Old Business

### New Business

1. Mr. Neimayer handed out questionnaires for the village's current audit. He asked that they be returned to Nanisa Osborn, Finance Director, no later than Friday, July 13, 2007.
2. Mr. Neimayer introduced Dick Miller, Urban Forester and three members for the Street Tree Advisory Board (STAB); Gary Bumpus, Phyllis Metzger and Carol Note. They are here to discuss about the West Waterloo Street Streetscape project. Mr. Bumpus outlined the project and reviewed some of the details. A discussion ensued regarding tree locations and types.
3. Woodlands Ordinance Amendment discussion. Mr. Neimayer explained the Commercial Development Standards Committee was reviewing open space requirement and had a concern with the Woodlands Ordinance, specifically the amount of trees that can be cut down. Mr. Neimayer asked the Commission and STAB for a discussion on this matter. The Commission and STAB discussed that requiring forty-five percent of the total number of trees to be left standing is not enough and they would like to see this percentage increased.

Mr. Christensen noted that Mr. Harper arrived at 8:12 p.m.

Mr. Neimayer stated that he and Mr. Miller would work on this and get it back to the Commission for further review.

### Planning and Zoning Administrator's Report

1. Mr. Neimayer updated the Commission on the off-site traffic improvements for the Meijer site development. The improvements result in a realignment of Road A and the elimination of Road B between Road C and Kings Crossing (Meijer has now dropped the right-in / right-out access of Road B).
2. Accessory Structure Discussion, specifically playhouses. It was brought the attention of the Zoning Department that some of these playhouses were basically storage sheds and fell under the regulations of accessory structures. The Commission discussed what would be considered a play set/playhouse versus what is or could be a storage shed. Mr. Hollins said he would get information to Mr. Neimayer and bring this matter back to the Commission at a future meeting.

3. Mr. Neimayer informed the Commission that Burger King as appealed to Council Planning and Zoning Commission's denial of #CU-07-02. Mr. Neimayer asked that a Commission member be at the Council public hearing to explain the Commission's ruling. Mr. Christensen agreed to attend the Council public hearing.
4. The appeal by Swan Cleaners had a public hearing before Council on July 2, 2007. They are now willing to do away their "secondary" signage and reduce the size of the existing Swan Cleaners sign to 25 square feet in exchange to have a second Swan Cleaners sign on the east elevation (facing Gender Road). This second Swan Cleaners sign would also be 25 square feet. This meets the fifty square foot minimum in the code. However, the intent of the code is not to reduce one sign to have additional signage.

#### Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Mr. McCoy seconded the motion. The motion passed unanimously.

Time Out: 8:46 p.m.

Date \_\_\_\_\_

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Bill Christensen, Chairman

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Mike Vasko, Secretary